

# **EXHIBIT 2**

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This resource is located in Wayne County, Michigan. Areas of significance include: Architecture; Commerce; Exploration/Settlement; Industry; Religion. Architectural classifications include: Late Victorian; Romanesque; Renaissance; Gothic; Art Moderne; Prairie Style. The National Register of Historic Places Reference Number is 82002902.

## Dates

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Record Group 79

Series

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[National Register of](#)

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic      Greektown Historic District

and/or common      same

**2. Location**

street & number      Monroe Avenue between Brush Street & St. Antoine      *N/A* not for publication

city, town      Detroit      *N/A* vicinity of      congressional district      13

state      Michigan      code      026      county      Wayne      code      163

**3. Classification**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<i>N/A</i>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name      Multiple

street & number

city, town      *N/A* vicinity of      state

**5. Location of Legal Description**

courthouse, registry of deeds, etc.      Wayne County Records

street & number      City-County Building

city, town      Detroit      state      Michigan 48226

**6. Representation in Existing Surveys**

title      Detroit Urban Conservation      Survey      has this property been determined eligible?  yes       no

date      1976       federal       state       county       local

depository for survey records      Michigan History Division, Dept. of State

city, town      Lansing      state      Michigan

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## 7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

The Greektown Historic District includes the north and south frontages along Monroe Avenue from Brush Street to St. Antoine, the portions of the Traugott Schmidt properties that border the east side of Beaubien between Monroe and Lafayette, and the St. Mary's Church complex which lies east of St. Antoine between Monroe and the vacated alley between Lafayette and Monroe (See map #1).

In general, the Greektown Historic District comprises a small enclave of Late Victorian, two-and-three-story, commercial buildings, industrial structures and churches surrounded on all sides by modern construction, both institutional and commercial, and large tracts of vacant land cleared as a result of urban renewal activities. This surrounding area was originally a German residential neighborhood but is now a commercial and institutional area contained within Detroit's central business district. To the north lie the Detroit Police Headquarters, the eleven-story Wayne County Jail and the new, high-rise, Frank Murphy Hall of Justice. To the northeast are the Detroit General Hospital and the Detroit Memorial Hospital complexes.

To the east are two modern structures, the block-long Foster-Winter Parking Garage and the high-rise Parkwyke Apartments. The Chrysler Freeway separates the downtown from the middle class Lafayette Park residential area developed in the 1950s and 1960s on urban renewal lands to the east of downtown.

The St. Mary's Church complex occupies about one-quarter of the block on the south side of Monroe Avenue between St. Antoine and the Chrysler Freeway. The remainder of this block is occupied by parking lots and the Greek Orthodox Annunciation Cathedral. The Cathedral is a new structure located outside the district on the Lafayette side of the block.

South of the District along the Lafayette Avenue frontage between St. Antoine and Beaubien is a discontinuous streetscape of parking lots, a fire station, and several non-Greek businesses. This area is clearly "the area behind Greektown" rather than a part of the Greektown district.

Lafayette Avenue was widened into a boulevard in the 1960s. This broad boulevard establishes a clear separation between the Greektown neighborhood and the vacant area south of the boulevard which is dominated by the massive modern Blue Cross-Blue Shield office tower.

West of Brush Street a block of surface parking lots separates Greektown from the high-rise retail and office district of Detroit. These parking lots, like those south of Lafayette Avenue, occupy land cleared about a decade ago as a future site for new development that has failed to materialize up to the present time.

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The physical characteristics of Greektown distinguish it from the surrounding central business district. The buildings on the north side of Monroe Avenue are small in scale and have individually styled facades. The majority of the buildings are narrow, two-storied structures with typical late Victorian features such as corbelling at the cornice, brick or stone hood moulds, and wood and cast-iron store fronts.

Each Greek merchant (or German before him) built, remodeled, or decorated his establishment in a distinctive and personal manner to create a unique image in the mind of his clientele. This pattern of small entrepreneurs emphasizing the service nature of their businesses and competing for the clientele has been an important element in the physical evolution of Greektown. This continuing trend has resulted in an overlaying of styles and treatments on the original German-built structures and is an indication of the vitality of the small businesses whose presence is the thread of continuity that renders Greektown significant. This overlaying of architectural treatments, indicative of ethnic change, is evidenced in many buildings with the result that only a few structures have their original storefronts intact.

The south side of Monroe is occupied by the architecturally diverse structures that comprise the Traugott Schmidt complex, which also extends south along the east side of Beaubien Street to Lafayette Avenue. The group consists of three major blocks, each comprised of sub-units built at different times, that are connected by second floor enclosed walkways. A private alley-way within the complex gives the complex its popular name of Trapper's Alley. The buildings are of red common brick with a base of rough finished limestone blocks. They date from the fur-processing companies established in 1853 with additions and changes in 1881, 1890, 1900, 1918, 1920, and 1924. The large water tower and smoke stack will remain after the conversion of the complex into "Trapper's Alley Market Place," an entertainment center with restaurants and stores.

The southeast corner of the Greektown Historic District is anchored by the towering St. Mary's Roman Catholic Church, located at Monroe and St. Antoine, with its associated rectory, nun's residence and school. Built in 1885 and designed by Peter Dederichs, the High Victorian Romanesque style Church has two twin towers and is built symmetrically. A large brick building on Monroe Street is the rectory for the priests. It was built in 1876 and was designed in a similar style by Julius Hess. The nuns' residence is a simple brick building on St. Antoine, originally built for the Sisters of Notre Dame in 1921. In addition, across the street from the church is the High Italianate style St. Mary's Community Center, originally St. Mary's School, built in 1868 and designed by Pius Daubner. The four-and-one-half story brick building, painted

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beige, is one of the oldest standing schoolhouses in Michigan.

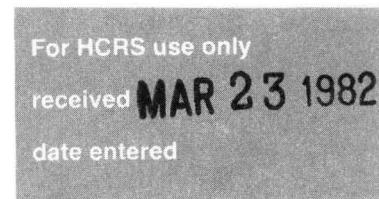
The southwest corner of the district is anchored by the massive former Ferry Seed Warehouse, a large, eight-story, brick-and-limestone-trimmed, Victorian Romanesque structure, composed of thirteen identical bays of fenestration divided by projecting brick pilaster strips. Adjoining this structure to the west and the south are large brick additions made about 1910 and 1927 respectively, whose bold forms and clean lines contrast with the fussy facade modulation of the earlier building.

The distinguishing features of the District are the small scale of the buildings, the continuity of facades along Monroe, the number and mixture of small independently-owned businesses that are now of predominantly Greek ethnic character, and the visual boundaries created by St. Mary's Church to the east, the Traugott Schmidt complex to the south and the Ferry Seed Warehouse to the west, which define an intimate enclave unique in downtown Detroit and create the strong sense of enclosure that characterizes the district. It is the overall scale, use, and character of the street and its warm and vibrant atmosphere which makes the District a distinctive feature of the downtown area and which contrasts strongly with the massive structures and relatively lifeless spaces of the surrounding business district.

Individual structures within the District are described in the following pages:

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CONTRIBUTING BUILDINGS

BEAUBIEN STREET

1032-40 Beaubien: Traugott Schmidt Company Warehouse (1912). A flat-roofed, five-story, brick-and-reinforced-concrete warehouse structure with large banks of multi-paned, metal, industrial windows on the sides and smaller one on the Beaubien Street elevation.

1214-1216 Beaubien: (c.1905). The two-story structure of common brick is attached to the rear of Delmars Grocery at 500 Monroe. The building's raised first floor is reached by a flight of stairs located between two porches which have been enclosed. The structure has a plain facade with little ornamentation.

EAST LAFAYETTE

445 E. Lafayette: Ferry Seed Company (Now, National Wholesale Drug Company) (1927). An 8-story, flat-roofed, brick warehouse structure with large industrial-sash windows and limestone

501-09 E. Lafayette: Traugott Schmidt Company (1900). A six-story brick, Renaissance style, flat-roofed industrial building with small windows grouped within colossal brick arcades.

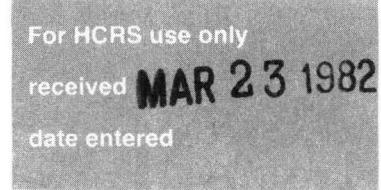
SOUTH SIDE OF MONROE

400-446 Monroe: D. M. Ferry Seed Company (1891, 1910, 1927). Gordon W. Lloyd, architect. An 8-story, brick, flat-roofed, Victorian Romanesque warehouse structure with an elaborately modulated facade of rhythmic piers. Adjacent to the west is an 8-story, brick and stone addition built about 1910 that continues the floor heights and building lines of the older building while expressing the emergence of modern design in its bold simplicity, lack of ornament and large glazed areas. A similar addition was added to rear (south) in 1927 (see 445 E. Lafayette).

500-558 Monroe Street: Traugott Schmidt & Sons  
The complex of structures on Monroe occupies more than half of the frontage on the south side of the street. Along the east side of Beaubien Street, the complex extends south to Lafayette Boulevard. Within that portion of the complex which lies north of the public alley, there is a second private alley which runs east from Beaubien and turns north to intersect Monroe at mid-block. This private alley, known as Trapper's Alley, has given its name to the entire Traugott Schmidt complex. As the private alley turns north to intersect Monroe, it separates the Traugott Schmidt Monroe frontage into two blocks of structures. The block of structures west of

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CONTRIBUTING BUILDINGS

the alley intersection is comprised of several elements built at different times and of different architectural designs. The structures in this block are connected internally at upper levels but have individual store fronts facing Monroe Avenue. The structures addressed 500-520 Monroe are the oldest and dated from c. 1853, with additions in 1881, and 1890. 532, 546 Monroe are two separate commercial structures dating from c. 1920. East of the alley intersection is one large structure fronting on Monroe addressed as No. 558 and dating from 1900-05. Within the complex on the south side of the private alley (Trapper's Alley) are several other structures built at different times, the largest being a concrete frame warehouse built in 1912. The street facades of the buildings that front Monroe are of common brick with a base of rough finished limestone blocks. The brick itself varies in color and hardness from one structure to the next. The sub-units of the Monroe Avenue frontage of the Traugott Schmidt complex are detailed below. Each was originally constructed as an independent structure, although now most are connected on the interior.

500-512 (c. 1853, et Seq.): This building was originally three stories but the eastern half (#510 and #512) has had a fourth story added. The facades are plain brick with little ornamentation. Each of the four storefronts represents a structural bay and the bearing walls between them are identified by brick pilasters on the facade. The segmentally-arched upper floor windows are hung with one-over-one and two-over-two wooden sash and have brick hood moulds with stone keystones that are unified by a continuous brick belt course. The added 4th-story fenestration repeats the window pattern of lower floors, but does not have hood moulds. A wide wooden fascia board separates the upper floors from the first floor shop fronts. The wooden storefronts themselves have been modified somewhat, but generally have retained most of their original Victorian elements.

514-518 Monroe: (c. 1881). The structure, of red common brick, is four stories, but slightly lower than the building to the west, (500-512), and has six bays. The facade has more ornamental brickwork than #500-512. The brick parapet contains a series of recessed panels above arcading flanking a central arch which contains the words "T. Schmidt". The fourth floor windows are roundheaded, while the second and third floor windows have decorative cast lintels and sills. The wood-framed, double-hung windows have six panes per sash. The facade is divided into two storefronts at the street level each with central recessed doors flanked by single pane, 8-foot high, plate glass display windows.

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520 Monroe (c. 1870s and 1880s). The four-story structure has a facade of red common brick and is very similar in design to 500-512 Monroe with the same window details brick pilasters, stone trim, and the wide fascia above the storefront. The windows on the fourth floor have been bricked-up.

532 Monroe (c.1920). This one-story shop adjoins the two-story building to the east at 542-546 Monroe. The brick facade is comprised of darker, harder brick than is most of the complex.

542-546 Monroe (c. 1920). This two-story structure of red brick has a simple facade, free of decorative or sculptural elements, and is articulated by pilasters and corbelling. The 4-bay facade contains first floor display windows with second floor windows above. Each second floor window has 15 small panes and is topped by a shallow arch. Rising from the rear of this structure are a tall brick smokestack and a water tower which have long served as visual landmarks in the Greektown area.

558 Monroe Street (c. 1900-1905). This dark, red brick structure is five stories high. The brick paved alley on the west side of the building separates it from 542-46 Monroe. The building is topped by a wooden cornice and fascia. Brick pilasters divide the facade into three bays and within each bay there are three windows per floor. The fifth floor windows have arched tops with brick trim. The fourth floor windows in the two side bays are similar to those on the fifth, but are not arched. The center bay on the fourth floor is occupied by a large, arched-window with three sections and is the dominant element of the facade. A moulded belt course separates the third and fourth floors on the side bays, but the recessed center bay continues uninterrupted up through the fifth floor. The side bays on the third floor each have a tripartite arched window that spans the width of the bay. There are wood and plate glass shop fronts at street level. This is the last of the Traugott Schmidt buildings fronting on Monroe.

562-564 Monroe: (C. 1880s). This is actually two buildings unified at street level. The buildings are two stories, and built of painted common brick. The western half of the building is set back about two feet and the store front has been extended to the facade line of the adjacent structure by a modern addition at the first floor level faced with cast-stone veneer. Display windows flank the central door. The upper floor has brick

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CONTRIBUTING BUILDINGS

arches over the windows but has no cornice and is devoid of ornamentation. The eastern building also has a very plain upper floor.

Southwest Corner of Monroe and St. Antoine: St. Mary's Community Center (Previously St. Mary's School) (1868). Designed by Pius Daubner. This hip-roofed 4-1/2-story, painted brick building has a cornice of over-sized wood brackets at the eaves. The four-over-four paired windows are unusually tall and narrow and enframed with a wide brick surround. The basement is faced with gray-painted, rock-faced, ashlar masonry. The brick walls are paneled with shallow, ogee-topped arches. A large lunette window fills the gable above the central three bays of the St. Antoine Street elevation. The interior is virtually in original condition with simple woodwork and wide, balustraded, wooden staircases. The fourth floor contains one of the city's notable interiors. The entire floor is taken-up by a two-story auditorium with balconies, proscenium arch stage and elaborate plasterwork ceiling grilles, cornices and pilasters.

646 Monroe: St. Mary's Rectory (1876). Designed by J. Hess. A 3-story, hip-roof, brick-and-limestone, Victorian Romanesque structure with roundhead windows set in Romanesque stone enframements with colonnettes and banded voussoirs. The projecting central pavilion is fronted by a gabled and buttressed vestibule at the first floor level and topped above the roofline by a small, square, penthouse turret containing a round Gothic window and a carved stone cross at the peak of the gable. There is an elaborately-profiled bracketed cornice at the eaves.

NORTH SIDE OF MONROE STREET

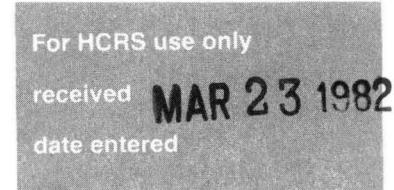
419 Monroe: Stadium Building (1886). Designed by Henry Englebert. A three-story, brick, flat-roofed, commercial building with an elaborately articulated facade with ornamental patterned brick panels, corbelling and pilaster strips. The original one-over-one sash on the upper floors and the original wood-and-plate-glass store front are intact.

441 Monroe: Second Baptist Church (1850, 1880, 1914). A brick, Gothic structure with an attached parish house that was listed individually in the National Register on March 19, 1975.

515-517 Monroe: (c. 1915). This two-story building of painted common brick has had the original, first floor facade replaced by a limestone-faced storefront of Art Moderne design. One

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large window with 15 panes is set into the limestone. The door was a fluted chrome surround and has a small round window at eye level. The boldly-lettered chrome sign "Athens Bar" is an integral part of the composition. The stone-enframed windows and metal cornice of the upper story are original features.

525-531 Monroe: (1890). The 3-story building is divided into three sections. It is one of the most ornamented of the brick facades on the north side of Monroe. Brick work is used to create pilasters moldings and panels. The central section is pedimented. Segmentally-arched, hood moulds crown the upper floor windows and the stone sills rest on a horizontal, brick denticulated band. The brick is painted. Some shop windows retain their original wood-work.

535-537 Monroe: (c. 1880). The two-story frame structure is set back several feet from the property line and the first floor was extended forward to the sidewalk in the 1920s by an addition which has a clay tile roof and is now faced with brown-painted vertical wood siding covering the original, white-glazed, terra-cotta and plate-glass storefront. The second floor retains its original clapboarding and the four windows are each surrounded by Victorian decorative frames with pedimented caps. A large wood cornice is supported by pairs of widely-spaced wooden brackets.

541 Monroe: (1925). This white-glazed, brick storefront sits well back from the property line and is very plain. The storefront has wood framed door and windows and a large awning.

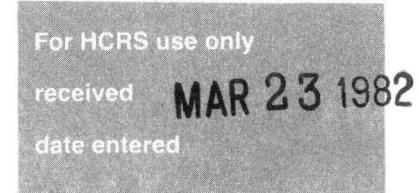
547 Monroe: Bodde Building (1913). This Prairie Style structure housed the Pelopponesus Cafe from 1919 to 1979. The two-story, painted brick facade has a stone cap on the parapet, brick-and-terra-cotta trim below the parapet and three bays of triple windows on the second floor. The store windows have recently been rebuilt with wood frames of a contemporary design.

551-557 Monroe: (c. 1880s). This three-story, plain, painted brick facade now has no cornice but once did. The windows of the upper two floors have hood moulds and are framed by brick trim. The original wooden, four-over-four, double-hung windows remain. It has two storefronts with many original features intact.

561 Monroe: (c. 1880s). This three-story painted brick building has brick window trim and hood moulds on the second and third

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floors. The wooden storefront retains most of its original features.

569 Monroe (c. 1880s & 1920). This three-story, white, stucco structure assumed its present appearance in 1920. Four windows on each of the second and third floors have six-over-six sash and stone sills resting on consoles. A large awning extends over the storefronts where the windows have been replaced by a modern, brick wall which has one display window, a door, and one small round window. A very large ornamental overhanging neon and metal sign is hung from the second and third floors.

571-573 Monroe: (c. 1880s). This two-story building has a facade of painted brick. The panelled brick facade has a denticated brick moulding below the frieze, one-over-one sash windows with brick hood moulds and an old wooden storefront.

579 Monroe: (c. 1880s). This two-story building dates from the 1880s but was altered in 1940. The storefront is cast-concrete imitation stone, commonly called "canyon stone". The second floor is painted common brick with decorative brick hood moulds over the windows. An awning and a very large and ornamental overhanging sign are on the front.

583-587 Monroe: (c. 1880s & c. 1890s). A restaurant occupies the first floor of both buildings. No. 583 is a two-story structure dating from the 1890s. The facade is common brick with little ornamentation and no cornice. The paired second floor windows have wooden frames and stone sills. No. 587 dates from the 1880s and is a two-story structure. The facade brickwork includes pilasters, panels and hood moulds on the second floor. The storefronts have been renovated to appear as one facade with large plate glass windows in metal frames surrounded by new red brick masonry. The treatment extends around the corner to St. Antoine. Large awnings shade the storefront and a large ornamental sign overhangs the awning. A small, one-story addition at the rear of the building contains a store which fronts on St. Antoine.

ST. ANTOINE STREET

1050 St. Antoine: St. Mary's Church (1885). Designed by Peter Dederichs. The brick, Victorian Italian Romanesque style church is in the form of a Latin cross with low side aisles filling the arms, and has twin towers with spires topped by crosses. Stone voussoirs, as well as stone, wood and metal detailing including molded belt courses, brackets, balustrades, arcades, and elaborate Gothic fenestration enliven the otherwise plain brick walls. At the crossing there is a small wood

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and metal lantern tower. The east apsidal end of the church is rounded in two tiers, one lower than the other. All of the windows have rounded arches, both those of the nave as well as of the clerestory.

1034 St. Antoine: St. Mary's Convent (1921). A 2-story, brick structure of utilitarian design with a prominent corbelled cornice and parapet and a tuscan columned door porch. The facade of the building with its massive cornice treatment screens the utilitarian design of the bulk of the structure which extends back in a low-roofed block to the rear of the lot.

NON-CONTRIBUTING BUILDINGS

457 E. Lafayette: Detroit Bank & Trust Company (1940). A brick, flat-roofed, modern building without distinguishing features.

461 Monroe: Second Baptist Church Community Center (1968). A 3-story, stucco-and-concrete, flat-roofed, modern building with banded windows.

501 Monroe: Greektown Boutique II & Delmars & Company Grocery (1949). The one-story structure was built to replace a mid 19th Century Greek Revival Building on the site. The building has a short entrance facade that is canted across the corner of Beaubien and Monroe. A classically-inspired, limestone facing surrounds the door and the facade is topped with stone urns at each side. The rest of the building is reddish-orange face brick. A tile mansard roof is used for a parapet and shades the plate glass display windows extending along Beaubien and Monroe Streets. The building is the newest in the district and was consciously designed to evoke the Greek-Mediterranean heritage of its owner, who had been located at this site since the early twentieth century.

## 8. Significance

Period	Areas of Significance—Check and justify below							
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion				
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<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government		<input type="checkbox"/> transportation			
		<input type="checkbox"/> invention			<input type="checkbox"/> other (specify)			

Specific dates 19th - early 20th C. Builder/Architect See inventory

### Statement of Significance (in one paragraph)

Greektown is historically significant as a traditional center of ethnic retailing in downtown Detroit that has served two distinct nationalities in its 140 year history. It is architecturally significant as one of the last viable surviving Victorian commercial streetscapes in downtown Detroit and for its several individually distinguished Victorian, industrial, commercial and ecclesiastical structures. Historically, Greektown evolved from the farm of a French pioneer settler to a German residential and commercial area which was ultimately transformed into the present flourishing Greek commercial zone.

The area on Monroe Street between Beaubien and St. Antoine was originally part of the Beaubien Farm. Jean Baptiste Beaubien received a military grant for his farm on December 28, 1758. His farm and its neighbors lying just beyond the village of Detroit are commonly referred to as "ribbon" or "strip" farms because they were narrow in width, but long in length. Farms were narrow so that as many owners as possible could have frontage on the Detroit River, the major means of transportation in the 18th and early 19th century. Another purpose of the ribbon farms was to keep occupants close together for their convenience and safety. The land closest to the river was usually occupied by the dwelling house and garden. An orchard was usually behind the garden and the remaining land was covered by cornfields. Jean Baptiste Beaubien died in 1793 and his widow retained the estate until she was determined insane in 1809. At that time, the land was divided among Beaubien's children. Much of the area now known as "Greektown" between Brush and St. Antoine Streets became part of Lambert Beaubien's estate. However, the land where St. Mary's Church is located east of St. Antoine became part of Antoine Beaubien's farm. According to John Mullet, the surveyor of Lambert Beaubien's farm, it was "bounded by the Detroit River, in the nearby unconceded land, southwest by Elijah Brush's land, and on the northeast by Antoine Beaubien's farm." (The Detroit River on which the farms fronted actually flows from northeast to southwest, although local usage of directions is to say "east" for northeast and "west" for southwest.) Lambert Beaubien died in 1819 and in 1831 his land was subdivided. The farm was platted into house lots and divided among Lambert Beaubien's fourteen children. The children inherited plats that were scattered throughout the farm rather than combined into one lot. This subdivision occurred at a time when a wave of new settlers was arriving in Michigan. Detroit was growing and there was a demand for house lots at its edges. Several of the

## 9. Major Bibliographical References

A Social and Physical Assessment of Detroit's Greektown by James Stolakis (Student Paper C&EDD).

A Building for the Traugott-Schmidt & Sons Co., by John B. Hunter, III (Student Paper C&EDD).

## 10. Geographical Data

**ACREAGE NOT VERIFIED**

Acreage of nominated property approx. 7 1/2 acres

Quadrangle name Detroit

Quadrangle scale 1:24000

UMT References

A	1 7	3 3 1	6 0 0	4 6 8 8 7 6 0
Zone	Easting	Northing		

B	1 7	3 3 1	9 1 0	4 6 8 8 8 8 0
Zone	Easting	Northing		

C	1 7	3 3 1	9 4 0	4 6 8 8 8 4 0
E				
G				

D	1 7	3 3 1	6 6 0	4 6 8 8 6 3 0
F				
H				

**UTM NOT VERIFIED**

### Verbal boundary description and justification

Beginning at the intersection of East Lafayette and Brush Streets, north on Brush to the alley between Monroe and Macomb Streets; then east along the alley to St. Antoine Street; then south along St. Antoine to Monroe.

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
-------	-----	------	--------	------

state	code	county	code
-------	------	--------	------

## 11. Form Prepared By

name/title	Elizabeth Rothberg and	Les Vollmert, Michigan History Division, Department of State, Lansing, MI 48118 [517-373-0510]
organization	City of Detroit, Community & Economic Development Department	date February, 1981
street & number	150 Michigan Avenue	telephone (313) 224-2570
city or town	Detroit,	state Michigan

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*Martha W. Bigelow*

title Director, Michigan History Div.

date 3/3/82

For HCRS use only

I hereby certify that this property is included in the National Register

*Bruce W. Biegel*  
keeper of the National Register

date

*5/6/82*

Attest:

date

Chief of Registration

**United States Department of the Interior  
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Beaubien lots were sold as evidenced by requests to sell real estate recorded in 1833, but generally sales were slow and the heirs continued to divest themselves of their inheritance in a piecemeal fashion for decades.

The first German immigrants arrived in Detroit while the Beaubien farm was gradually being sold as individual lots. The first organized immigration of Germans to Detroit was in 1830. Most of the immigrants were from the Neustadt region of Germany and were Roman Catholic. Arriving in a desolate town that had previously been struck by Asiatic cholera, the first German residents were generally poor and many were laborers (masons, carpenters, painters), and mechanics. Successive waves of immigrants were wealthier and better educated. Many skilled craftsmen, small businessmen, and professionals began to appear among the group, which settled on Lafayette and Monroe streets. The German area soon extended north to Gratiot and east along Gratiot Avenue. Gratiot Avenue was especially important to the early Germans for commercial enterprises. The area extending east for several blocks along Gratiot was often referred to as 'Dutchtown' or the 'German Quarter'. Dry goods was a particularly popular business among Germans and many dry goods stores as well as other business appeared on both Monroe Street and Gratiot Avenue, the two major commercial zones for the German area.

Germans dominated the area for over 70 years. In the 1880 Census of Detroit, Germans numbered 17,292. German dominance of the "Greektown" area lasted until approximately 1907 when many Germans began to move away. During this period, the Germans shared the area with other ethnic groups. The first Jewish synagogue was located here and blacks settled in the area now occupied by the Chrysler Freeway, one block east of St. Mary's Church. Black churches have existed in the vicinity since the 1850s, such as Second Baptist Church which moved into the former German Zion Lutheran Church at Monroe and Beaubien in 1857.

As the city grew, many homes in the Greektown area were replaced by factories and small shops in response to economic forces that eventually made land close to the center of the city too valuable for continued residential use. The Traugott Schmidt Complex and the Ferry Seed Warehouse reflect the intrusion of industrial uses into the previously mostly residential and commercial neighborhood.

By 1910, the area was undergoing an ethnic transition as well. Detroit's German community had become more prosperous and chose to move out Gratiot Avenue, away from the encroaching businesses and aging neighborhoods. The original settlement was abandoned quickly. Greek immigration to Detroit coincided with the

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movement of Germans to newer neighborhoods. A rapid transition from Germans to Greeks occurred between 1905 and 1910, although Detroit's first known Greek settler, Theodore Gerasimos, had only arrived in the city in 1890. Leon Ellison, of Delmars Grocery in Greektown, credits Gerasimos with the creation of Greektown. Gerasimos was married to a German woman and lived in the area. He worked very hard and became prosperous. Consequently, in 1907 when more Greeks arrived, he was able to help many start businesses. As the Germans moved out of the area, Gerasimos acted as a real estate agent placing the structures with Greek tenants. As a result, the majority of the Greeks who first came to Detroit in 1907, from the Peloponnesus Peninsula and Crete, settled on Macomb Street near Randolph. This area, two blocks west of present "Greektown", offered relatively low rents due to the mixed commercial, industrial, and residential nature of the area. Greeks soon spread to the adjacent streets, including Lafayette and Monroe Avenues. When they arrived in Detroit, the majority of Greeks were uneducated and took jobs in shoe-shining, hat blocking, and as street vendors of fruits and pastries. However, as they were able to establish their own businesses, many located on Monroe Avenue.

As early as 1917, many of the more affluent Greeks had already begun to move their residences out of the area. By the 1920s, Greektown was becoming predominantly commercial, and the remaining residential element was multi-ethnic and poor. The nature of the population becomes clearer when one looks at the school children who attended St. Mary's School on the southwest corner of St. Antoine and Monroe Avenue. Polish, Greek, Italian, Lebanese, Mexican and Black children attended St. Mary's (without a tuition charge) until the school closed in 1965. In 1948, the shabby Greektown area was almost cleared to provide a large site for a new public building. A lawsuit by the Greek merchants ensued and ultimately the project was dropped by the city.

Both the physical appearance of the structures within the District and the changes in the use of the structures portray the history of the ethnic transitions and changing land use patterns of the surrounding neighborhood. As the Greeks moved into the area and established their businesses, they made their presence felt by applying an overlay of Greek-inspired facade treatments on the German-built structures. The original German operated food stores, bakeries and dry-goods stores were replaced by similar Greek-owned businesses. Upper floor residential and office spaces, and even some ground floor spaces eventually, were used as coffee houses. A coffee house has a traditional role in a Greek community and provides opportunities for socializing and card playing.

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The Greeks also developed restaurants to satisfy their own traditional culinary tastes and to serve the larger downtown community, which needed such services for the continually growing downtown work force.

As commercial and institutional development replaced the last neighborhood residences in the 1950s and 1960, the transition from residentially-oriented businesses, such as grocery stores, to restaurants and entertainment businesses accelerated. Greektown, which once covered a four-block area, was reduced to one block of commercial establishments by the 1960s as all of the surrounding structures were razed to provide sites for parking and institutional buildings.

With the loss of their residential base, the Greek merchants, in an effort to attract new clientele, began to change the mixture of businesses and the image of Greektown. The first ethnic festival was held in Greektown in 1965. The festival was very successful and spurred the multi-ethnic festivals which are now an annual city-wide event at the riverfront Hart Plaza. Greektown gradually regained its vitality and became a popular restaurant and shopping area for Greeks, Detroiters and tourists.

As cultural and convention facilities have been constructed, metropolitan residents and tourists have been drawn in ever growing numbers to the downtown, further strengthening the restaurant industry in Greektown. Also, the new clientele both demands and provides opportunities for specialty retail boutiques and similar uses, which, although not necessarily of Greek ownership, continue the neighborhood tradition of small businesses. These newer businesses also illustrate the continuing ethnic change of Detroit. The recent redevelopment by a black business group of the old Traugott Schmidt buildings into Trapper's Alley Market Place, a shopping and entertainment complex, illustrates this continuing ethnic change as black businessmen gradually assume a more significant role in the larger business community.

The district's two remaining churches illustrate the process of growth and change within the neighborhood. A third important institution, the old Greek Orthodox Church on Macomb Street, would have been a significant historic resource, but, unfortunately, was razed in the 1960s and has been replaced by a modern structure just outside the district boundaries at Lafayette and the Chrysler Freeway.

The St. Mary's Church complex, in addition to being one of the most architecturally significant structures in the city, is also perhaps, the most monumental reminder of the city's German Catholic heritage. The first Germans arrived in Detroit in 1830. They were Catholic

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and attended the French St. Anne's Church located on Larned Street between Bates and Randolph. Father Martin Kundig, a German Swiss from Cincinnati, was assigned to minister to the new Germans in the French church. From 1833 to 1836, he held services in German once a month for the new arrivals. In order to serve the spiritual needs of the rapidly growing German community, St. Mary's parish was organized by Father Kundig in 1840. St. Mary's is the oldest German Catholic parish in Detroit and is the third oldest Roman Catholic parish in Detroit. The site of the church on the southeast corner of St. Antoine and Monroe was purchased by Bishop Peter Paul LeFevere for one dollar from Antoine and Monica Beaubien. Although Beaubien attended St. Anne's, he was very generous to the German Catholics and also donated the largest of St. Mary's bells, the "Ave Maria" bell. In 1841, the cornerstone for the original St. Mary's Church was laid. The Church was consecrated in 1843 in the true German fashion with brass bands, a parade and much festivity.

Originally, all of Detroit's German Catholics attended St. Mary's Church and many lived in homes clustered around the church. However, several new congregations blossomed from St. Mary's in the 1850s, 60s and 70s. For example, in 1875, St. Mary's parish was divided and the area north of Gratiot Avenue became the new parish of Sacred Heart Church (listed in the National Register). According to an 1872 Map of Detroit, there was also a German Reformed Church at St. Antoine and Gratiot Avenue. Furthermore, what became the Second Baptist Church, on the northwest corner of Monroe and Beaubien, was originally constructed as the German Zion Lutheran Church. The building was occupied by Germans only from 1851 to 1857, when it became the Second Baptist Church. (The building is a National Register property and is the oldest black church in Detroit.)

According to a 1891 newspaper article, Catholics comprised 42% of Detroit's population in 1855 and increased to 49% of the population by 1866. Due to an increase in parishioners at St. Mary's, the original church became too small. In 1881, it was torn down to permit construction of the present building, which was finished in 1885 and designed by architect and parishioner Peter Dederichs. The size and degree of ornamentation of the present structure is a reflection of the wealth of the German Catholic population at the period.

After 1907, St. Mary's underwent a significant transition. The neighborhood around St. Mary's was changing. Germans were moving

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out of the area and being absorbed into different parishes with the result the number of German parishioners at St. Mary's declined drastically. Between 1906 and 1910, however, many Hungarians and Eastern Europeans joined St. Mary's filling the void left by the departing Germans. St. Mary's later served as a mission for Black Catholics and Mexican immigrants until these groups were able to build their own churches. Consequently, St. Mary's has had a long history of serving newly arrived ethnic minorities in Detroit. Today, St. Mary's serves a diverse congregation drawn from the downtown area.

The first Catholic school in Detroit was formed at St. Mary's in 1844. The school served the whole city as well as the congregation. From its beginning, St. Mary's School has played an important service role in the community. The present school was built in 1868 and over 800 students attended the first year. Originally the school was German-Catholic with German used as the main language for teaching. The German attendance had declined dramatically by 1910 as German children were replaced by Greek, Italian, Lebanese, black and Mexican students. The use of the schoolhouse has continued to change to reflect changing needs. Originally a full range of academic subjects was taught at the school. Later, mainly business courses were taught. In 1980, the school was converted to a community-service center open to the general public.

The Southside of Monroe Avenue in the district is dominated by the Traugott Schmidt and Ferry Seed Warehouse complexes. The structures constitute the finest remaining nineteenth century industrial buildings in the central business district and illustrate the growth of industry within the previously residential and commercial Germantown area. They are also reminders of the widely diversified economic base of Detroit in the pre-automobile era.

In 1853, a young German named Traugott Schmidt began his career by visiting trappers and Indians in Michigan and bartering with them for raw fur. From this modest beginning grew a business that held a prominent place in the international fur trading industry for a century. Fur trading had been important to the Great Lakes economy since the French arrived in the early 1700s. By the 1850s Detroit had become the fur shipping center of the Great Lakes. One reason for this distinction was the superior method of fur and pelt handling that Traugott Schmidt had learned in Germany and brought to the United States.

Traugott Schmidt established his business on Monroe Street in 1853. As the business expanded, so did the buildings that the Traugott Schmidt Company occupied. Additions were made throughout the

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late 1800s and early 1900s. The complex illustrates the physical growth of the company from the 1850s and includes structures dating from every decade between 1860 to 1920. The Traugott Schmidt Company remained in business, and in the Schmidt family, until the late 1960s. The interiors still contain many relics of the fur processing activities of a firm that eventually had offices in Europe and Great Britain as well as New York. A renovation of the entire Traugott Schmidt Complex began in 1980 to create "Trapper's Alley Marketplace," a retail, commercial, adaptive reuse development with restaurants, entertainment spots and boutiques in parts of the complex other than the street level frontage on Monroe Avenue, which has always contained retail shops.

The Ferry Seed Warehouse that stands on the south side of Monroe between Brush and Beaubien is a reminder that the seed industry was a prominent element in the early Detroit industrial scene. It is the only structure remaining in Detroit associated with this still extant nationally prominent firm and is the finest Victorian industrial building of its type in the city.

D. M. Ferry Seed Company was founded in April, 1856. The main warehouse was constructed in 1881 at the southwest corner of Brush and Monroe and was designed by the architects Mason and Rice. This warehouse burned in 1886. When it was replaced in 1887, Gordon W. Lloyd was chosen as architect. According to the Buildings of Detroit by Hawkins Ferry, the new and larger warehouse designed by Lloyd was undoubtedly influenced by H. H. Richardson's Marshall Field Warehouse in Chicago (1885-1887). This main building formed the largest business block in the city at the time of its construction in 1887. In 1891 it was supplemented by the construction of an annex, used partially as a box factory, that was designed in the same architectural style by Gordon W. Lloyd. The two structures formed the most architecturally distinguished industrial complex erected in Detroit in the late nineteenth century. Additions were made to the 1891 annex about 1910 and 1927, to the west and south respectively, to house the growing company.

After the Ferry Seed Company relocated in California in 1959, the old complex in Detroit was closed. In 1974 the main building

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was demolished by the city to provide a site for future development leaving only the 1891 box factory annex as a reminder of the Detroit origins of the famous Ferry Seed Company (now Ferry-Morse Company) .

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The Art of Tanning, Brochures from Traugott-Schmidt Co., given by American Development Corporation.

Bicentennial Committee Guest Kit for Second Baptist Church, 441 Monroe Street, Detroit, Michigan 48226. Nathaniel Leach, Co-chairman, provided the material.

Detroit Urban Conservation Project, 1976 file on buildings on Monroe Street and Lafayette (Historic Designation Advisory Board of the City of Detroit).

Monroe Avenue Commercial Buildings. Preservation Urban Design, Incorporated Ann Arbor, Michigan 313-994-0313. City of Detroit, Downtown Development Authority (DDA), January, 1978.

Development Objectives and Outline of Next Steps for Greektown, Broadway-Randolph, Grand Circus Park North, presented to DDA, August, 1978, American City Corporation.

Determination of Eligibility for Greektown Historic District. Prepared on behalf of SEMTA by David McDonald.

City Directories for City of Detroit, 1837 to present.

Jim Conway, Historic Annex of Detroit Historical Museum. Greektown files. Newspaper articles.

The Story of Detroit. 1923 Detroit News, George Catlin.

History of Detroit and Michigan, Silas Farmer & Co., 1980 and Wayne County and Early Michigan, rep. 1969; 1884.

Wayne County, Michigan, Burton & Burton.

100th Anniversary of the Arrival in Detroit of the First Organized Immigration from Germany. 1830-1930 (from St. Mary's Father Nader).

Yesterday's Detroit, Frank Angelo.

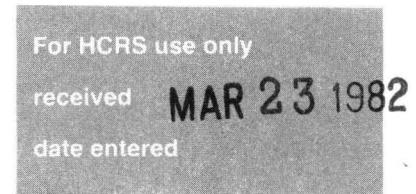
The Buildings of Detroit, Ferry W. Hawkins, 1968.

The City of Detroit, Michigan 1701-1922, Burton, Clarence M., ed.

"Greeks in the U. S.", Theodore Salutos, 1964.

Seed Annual, D. M. Ferry & Co., 1922, 1883, from Burton Collection on D. M. Ferry Seed Co.

"Seed Firm Pulls Up Last Roots Here", Burt Stoddard, Detroit News, November 12, 1959.

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"Notable Anniversary", Free Press

"World Famous Seeds", Daniel Wells, Free Press, August 12, 1945.

Ferry-Morse 100 Years Old, Detroit Times, April 15, 1956. Michigan Farmer, April 1, 1879.

Era Passes... "The Seed Co. Leaves Town", Detroit Free Press, November 15, 1959.

"A Century of Seed Packaging. Ferry-Morse Grew with City". James Boynton, Detroit Times, April 8, 1956.

"The Fur Industry", Detroit Saturday Night, November 1, 1913, p. 8-9.

Burton Abstract and Title Company. Beaubien farm as surveyed into lots by John Mullet, Surveyor, June, 1837.

**INTERVIEWS:**

Leo Ellison; Delmar's Grocery Store, Greektown

Father Nader, St. Mary's

Nathaniel Leach; Second Baptist

Rev. Ernest Blougouras, Annunciation Greek Orthodox

Tom Hollerman; architectural historian, Johnson, Johnson & Roy.

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Verbal boundary description and justification

then east on Monroe to the east lot line of St. Mary's Church Rectory; then south along the east lot line to the vacated alley between Monroe and East Lafayette; then west along the alley across St. Antoine to the east lot line of the Traugott Schmidt complex building at the northeast corner of Beaubien and Lafayette; then south along the east lot line to East Lafayette Street; then west along East Lafayette to the point of beginning.

## NATIONAL REGISTER OF HISTORIC PLACES

## EVALUATION / RETURN SHEET

Property: Greektown Historic District  
 State, County: MI, Wayne  
 Federal Agency: \_\_\_\_\_

resubmission  
 nomination by person or local government  
 owner objection  
 appeal

Substantive Review:  sample  request  appeal  NR decision

## Reviewer's comments:

SIGNIFICANT AS A REMNANT OF A DOWNTOWN AREA WITH PREDOMINANTLY 19C BUILDINGS AND FOR ITS ASSOCIATION WITH IMMIGRANT POPULATIONS. THE GREEK DOMINATION OF THE AREA BEGAN IN THE EARLY 20C SO ~~1900~~. THIS ASSOCIATION IS WELL WITHIN THE 50 YEAR LIMIT. THE AREA LACKS A CERTAIN AMOUNT OF ARCHITECTURAL COHESION, BUT MANY OF THE LARGER BUILDINGS

APPEAR TO BE INDIVIDUALLY ELIGIBLE.

Nomination Returned for:  technical corrections cited below  
 substantive reasons discussed below

## 1. Name

## 2. Location

## 3. Classification

Category	Ownership	Status	Present Use
Public Acquisition	Accessible		

## 4. Owner of Property

## 5. Location of Legal Description

## 6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

## 7. Description

Condition		Check one	Check one
excellent	<input type="checkbox"/>	deteriorated	<input type="checkbox"/>
good	<input type="checkbox"/>	ruins	<input type="checkbox"/>
fair	<input type="checkbox"/>	unexposed	<input type="checkbox"/>
		unaltered	<input type="checkbox"/>
		altered	<input type="checkbox"/>
		original site	<input type="checkbox"/>
		moved	<input type="checkbox"/>
		date	<input type="checkbox"/>

Describe the present and original (if known) physical appearance

summary paragraph (FOUND IN 2ND ¶)  
 completeness  
 clarity  
 alterations/integrity  
 dates  
 boundary selection ADEQUATELY JUSTIFIED.

Working No. 3-23-82-83  
 Fed. Reg. Date: 2-7-83  
 Date Due: 4/22/82 - 5/7/82  
 Action:  ACCEPT 5/6/82  
 RETURN  
 REJECT  
 photos   
 maps

859

**8. Significance**

Period Areas of Significance—Check and justify below

Specific dates Builder Architect

Statement of Significance (in one paragraph)

 summary paragraph completeness clarity applicable criteria justification of areas THE AREA HAS EVOLVED TOO MUCH TO BE CONSIDERED TO BE SIGNIFICANT FOR checked EXPLORATION AND SETTLEMENT. relating significance to the resource context ~ MORE ARCHITECTURAL CONTEXT IS WARRANTED, SINCE THE AREA IS MAINLY SIGNIFICANT AS A ~~surviving~~ SURVIVING DOWNTOWN AREA (with CHICAGO ASSOCIATIONS) SHOULD HAVE BEEN COMPARED TO OTHER SUCH REMNANTS. relationship of integrity to significance justification of exception other**9. Major Bibliographical References****10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UMT References

Verbal boundary description and justification

**11. Form Prepared By****12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

 national     state     local

State Historic Preservation Officer signature

Title \_\_\_\_\_ Date \_\_\_\_\_

**13. Other** Maps Photographs Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_

Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



#1 View of Monroe Street, center of Greek Town establishments,  
from Beaubien Street

Detroit Ca ED

Summer 1980

GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: M.M.I. Productions

DATE: Summer 1980

NEGATIVE: Marie Mason, Inc.

19136 Woodward Avenue

Detroit, Michigan 48203

VIEW: Looking east at the south side of  
Monroe Avenue from Beaubien Street

PHOTO: #1 of 21

Photography by

**M.M.I. PRODUCTIONS**

(Division of Marie Mason Inc.)

19136 WOODWARD AVE, DETROIT, MI 48203

TELEPHONE: 313/368-2800

①

①



**GREEKTOWN HISTORIC DISTRICT**  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

**PHOTOGRAPHER:** M.M.I. Productions

**DATE:** May 1981

**NEGATIVE:** Michigan History Division  
Dept. of State  
Lansing, Michigan 48918

**VIEW:** Looking west at the south side of  
Monroe Avenue showing part of the  
Trangott-Schmidt Complex

**PHOTO:** #2 of 21

2



(3)

GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Les Vollmert

DATE: May, 1981

NEGATIVE: Michigan History Division  
Dept of State

Lansing, Michigan 48918

VIEW: Looking south at 558 Monroe  
a part of the Trangott-Schmidt  
complex built about 1905

PHOTO: # 3 of 21



**GREEKTOWN HISTORIC DISTRICT**  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

**PHOTOGRAPHER:** Les Vollmert

**DATE:** July, 1981

**NEGATIVE:** Michigan History Division  
Dept. of State  
Lansing, Michigan 48918

**VIEW:** Looking north on the east side of  
Beaubien Street showing the Beaubien  
Street buildings of the Trangott-  
Schmidt Complex.

**PHOTO:** #4 of 21



GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Unknown

DATE: 1921

NEGATIVE: Burton Historical Collection  
Detroit Public Library  
5201 Woodward Avenue  
Detroit, Mich.

VIEW: Looking east at the northeast corner  
of Beaubien and Monroe showing the  
Greek Revival building which was re-  
placed by the Delmar Block in 1949.

PHOTO: #5 of 21



**GREEKTOWN HISTORIC DISTRICT**  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Les Vollmert

DATE: May, 1981

NEGATIVE: Michigan History Division

VIEW: Looking east on the north side  
of Monroe from Beaubien.

PHOTO #6 of 21



#5 View of North Side of Monroe Street  
Summer, 1980

Detroit, C&ED

⑦

GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: M.M.I. Productions

DATE: Summer, 1980

NEGATIVE: Marie Mason, Inc.

19136 Woodward Avenue  
Detroit, Mich. 48203

VIEW: Looking northeast on Monroe between  
Beaubien and St. Antoine

PHOTO #7 of 21

Photography by  
**M.M.I. PRODUCTIONS**

(Division of Marie Mason, Inc.)  
19136 WOODWARD AVE, DETROIT, MI 48203  
TELEPHONE: 313/368-2800



#3

North side of Monroe, the Bodde Building  
Summer, 1980

Detroit CED

8

GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: M.M.I. Productions

DATE: Summer 1980

NEGATIVE: Marie Mason, Inc.

19136 Woodward Avenue  
Detroit, Mich. 48203

VIEW: Looking north at the Bodde Building  
at 547 Monroe, built in 1913.

PHOTO: #8 of 21

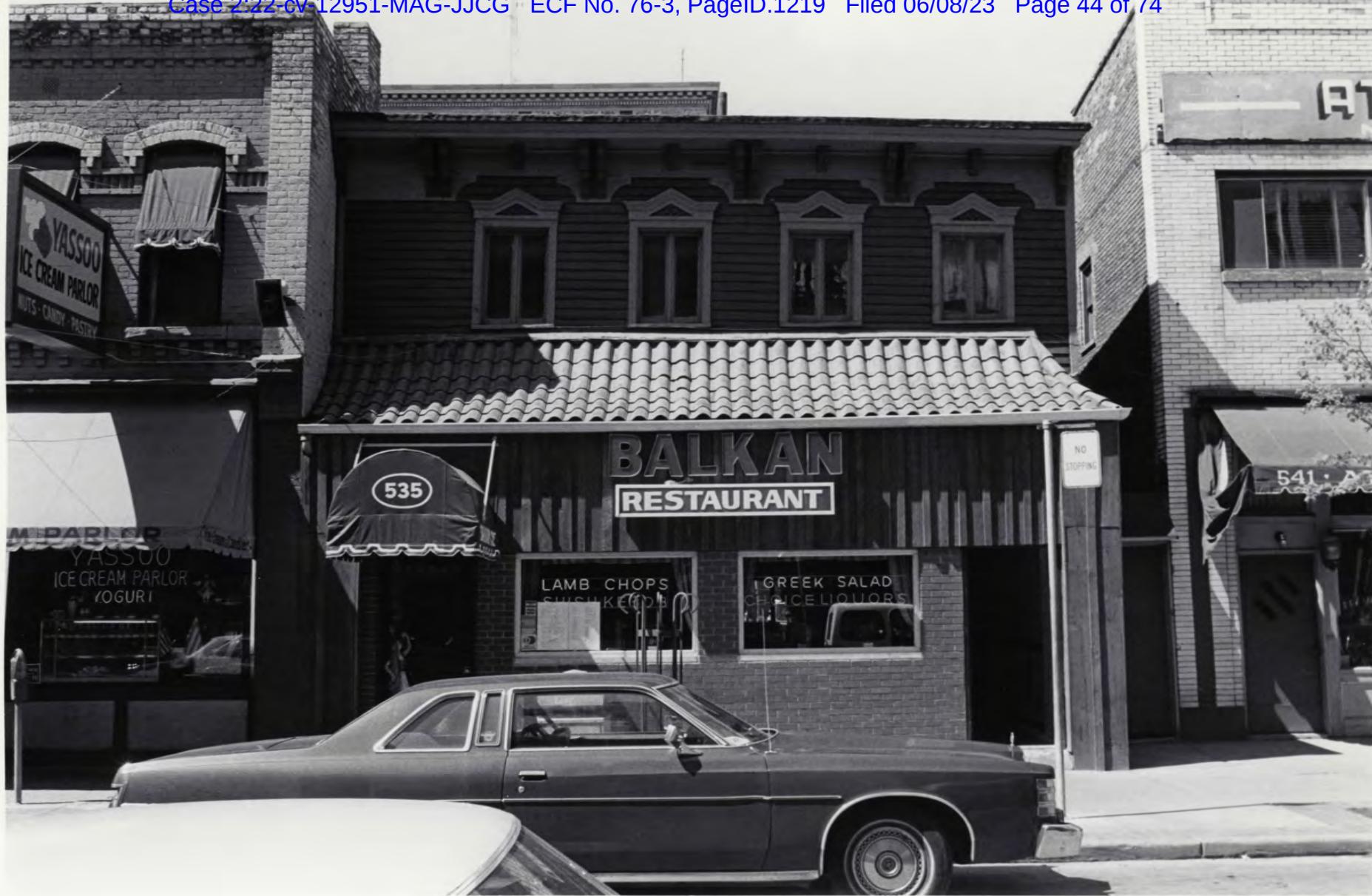
Photography by

**M.M.I. PRODUCTIONS**

(Division of Marie Mason Inc.)

19136 WOODWARD AVE., DETROIT, MI 48203

TELEPHONE: 313/368-2800



9

**GREEKTOWN HISTORIC DISTRICT**  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

**PHOTOGRAPHER:** Les Vollmert

**DATE:** May, 1981

**NEGATIVE:** Michigan History Division  
Dept. of State

Lansing, Michigan 48918

**VIEW:** Looking north at 535 Monroe. Built about  
1880 and remodeled to its present  
appearance in the 1920s

**PHOTO:** #9 of 21



#2

Street view of New Hellas Restaurant, corner Monroe &  
Summer 1980 St. Antoine

Detroit, C&ED

19

GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: M.M.I. Productions  
DATE: Summer, 1980

NEGATIVE: Marie Mason, Inc.  
19136 Woodward Avenue

Detroit, Michigan 48203

VIEW: Looking north at 583-587 Monroe.  
PHOTO #10 of 21

Photography by

**M.M.I. PRODUCTIONS**

(Division of Marie Mason Inc.)

19136 WOODWARD AVE., DETROIT, MI 48203

TELEPHONE: 313/368-2800



11

**GREEKTOWN HISTORIC DISTRICT**  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Les Vollmert

DATE: July 1981

NEGATIVE: Michigan History Division  
Dept. of State  
Lansing, Mich. 48918

VIEW: Looking north at the Stadium Building  
(1886), 419 Monroe.

PHOTO: #11 of 21



(B)

**GREEKTOWN HISTORIC DISTRICT**  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Les Vollmert  
DATE: May, 1981

NEGATIVE: Michigan History Division  
Department of State  
Lansing, Michigan 48918

VIEW: Looking southeast at the Monroe Avenue  
facade of the 1891 portion of the  
Ferry Seed Warehouse

PHOTO: #13 of 21



COLLECTION

GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Unknown

DATE: 1882

NEGATIVE: Burton Historical Collection  
Detroit Public Library  
5201 Woodward Avenue  
Detroit, Michigan

VIEW: Looking south on St. Antoine toward the  
original St. Mary's Church (1841)  
in 1882.

PHOTO: #14 of 21

14



#9 View of St. Mary's Church from St. Antoine St.  
Summer, 1980

Detroit CED

GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Unknown  
DATE: Summer, 1980

NEGATIVE: Detroit Dept. of Community &  
Economic Development  
150 Michigan Avenue  
Detroit, Mich. 48226

VIEW: Looking south on St. Antoine toward  
the present St. Mary's Church (1885).  
PHOTO: #15 of 21



29

(16)

GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Unknown

DATE: Summer, 1980

NEGATIVE: Detroit Dept. of Community &  
Economic Development  
150 Michigan Avenue  
Detroit, Michigan

VIEW: Looking east at the St. Antoine Street  
elevation of St. Mary's Roman Catholic  
Church

PHOTO: #16 of 21



#11 St. Mary's School, 1881

(16)

(17)

GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Unknown

DATE: 1881

NEGATIVE: Burton Historical Collection  
Detroit Public Library  
5201 Woodward Avenue  
Detroit, Michigan

VIEW: Looking southwest at the St. Antoine  
Street elevation of St. Mary's  
School (1868) in 1881.

PHOTO: #17 of 21

COURTESY OF THE BURTON HISTORICAL COLLECTION  
DETROIT PUBLIC LIBRARY

2



80

GREEKTOWN HISTIRIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: M.M.I. Productions  
DATE: Summer, 1980

NEGATIVE: Marie Mason, Inc.  
19136 Woodward Avenue  
Detroit, Michigan 48203

VIEW: Looking southwest at St. Mary's  
School (1868)

PHOTO #18 of 21

Photography by  
**M.M.I. PRODUCTIONS**  
(Division of Marie Mason, Inc.)  
19136 WOODWARD AVE., DETROIT, MI 48203  
TELEPHONE: 313/368-2800



#15 Second Baptist Church, 1881

(20)

OC

COURTESY OF THE BURTON HISTORICAL COLLECTION  
DETROIT PUBLIC LIBRARY

GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Unknown

DATE: 1881

NEGATIVE: Burton Historical Collection  
Detroit Public Library  
5201 Woodward Avenue  
Detroit, Michigan

VIEW: Looking north at the Monroe Avenue  
elevation of the Second Baptist  
Church in 1881 after the original  
1850 structure had been enlarged.

PHOTO: 20 of 21



GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Les Vollmert

DATE: October, 1981

NEGATIVE: Michigan History Division  
Dept. of State  
Lansing, Mi. 48918

View: Looking southeast from Brush Street  
at the Ferry Seed Company Building.

PHOTO #: 12 of 21



GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne County, Michigan

PHOTOGRAPHER: Les Vollmert

DATE: July, 1981

NEGATIVE: Michigan History Division  
Dept. of State  
Lansing, Mich. 48918

VIEW: Looking south at the Monroe Avenue  
facade of St. Mary's Rectory (1876).

PHOTO: 19 of 21



GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue between Brush and St. Antoine  
Detroit, Wayne, County, Michigan

PHOTOGRAPHER: Les Vollmert

DATE: July, 1981

NEGATIVE: Michigan History Division  
Dept. of State  
Lansing, Mich. 48918

VIEW: Looking northwest at the Second Baptist  
Church Complex showing the alterations  
made in 1914 and 1926.

PHOTO: #21 of 21

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

DETROIT QUADRANGLE  
MICHIGAN-ONTARIO  
7.5 MINUTE SERIES (TOPOGRAPHIC)

NR copy

4368 V NW  
(GROSSE POINTE)

Greektown  
NR

A 331/600  
4688/760

B 331/910  
4688/880

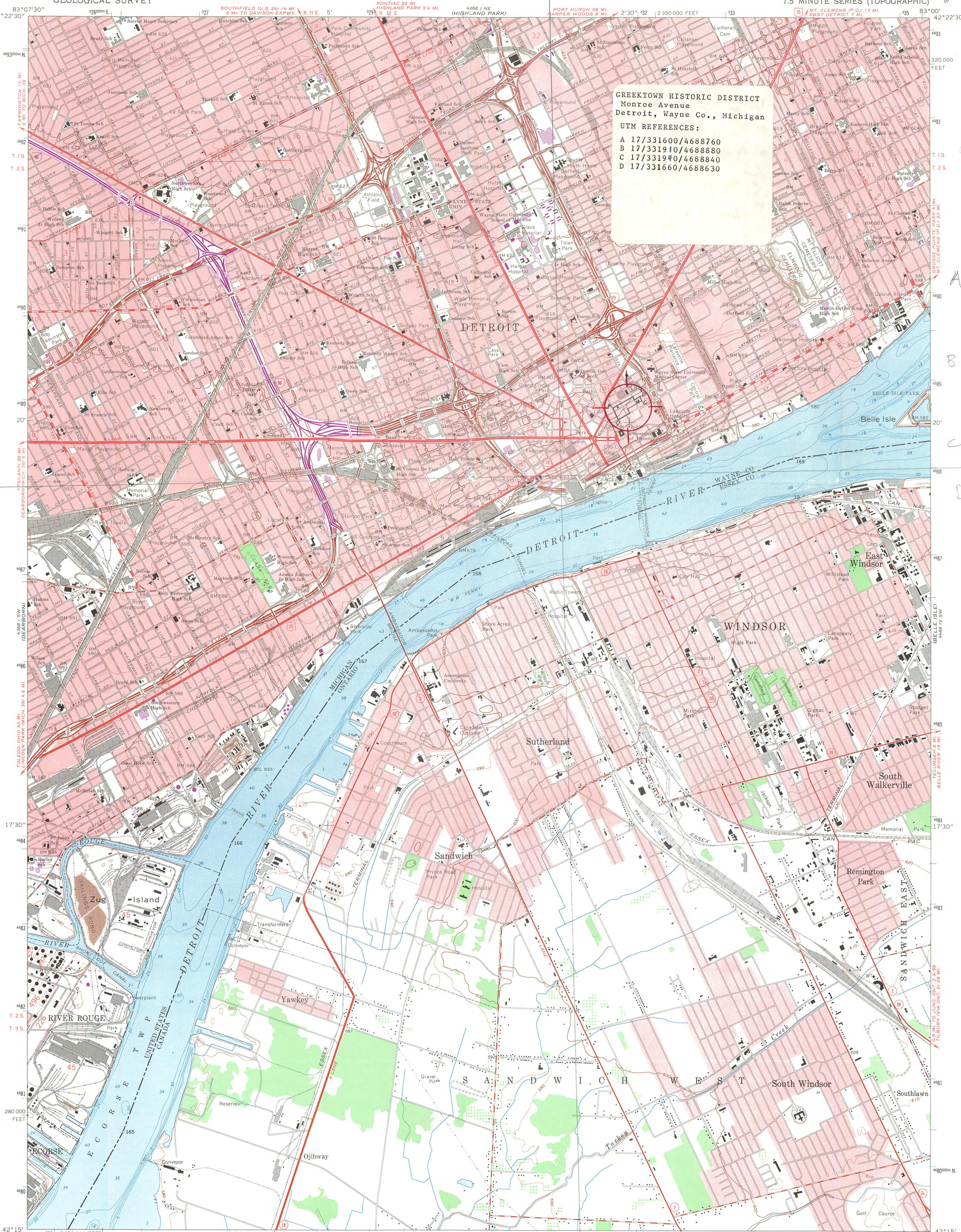
C 331/940  
4688/840

D 331/660  
4688/630

GREEKTOWN HISTORIC DISTRICT  
Monroe Avenue  
Detroit, Wayne Co., Michigan

UTM REFERENCES:

A 17/331600/4688760  
B 17/331910/4688880  
C 17/331940/4688840  
D 17/331660/4688630



Mapped, edited, and published by the Geological Survey in cooperation with State of Michigan agencies

Control by USGS, USC&GS, U. S. Lake Survey, and City of Detroit  
Planimetry by photogrammetric methods from aerial photographs  
Topography by planimetric surveys 1938. Revised from aerial photographs taken 1966-67. Field checked 1968

Canadian portion copied in part from Windsor quadrangle  
(1:25 000) 1960, Army Survey Establishment, R. C. E.

Selected hydrographic data compiled from U. S. Lake Survey Charts 41 and 412 (1966). This information is not intended for navigational purposes

Polyconic projection, 1927 North American datum  
10,000-foot grid based on Michigan coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks  
zone 17, shown in blue

Red tint indicates areas in which only landmark buildings are shown

UTM GRID and 1973 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

4° 21' 25" 71 MILS  
1° 23' 25" 25 MILS

THE U. S. PORTION OF THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

FOR SALE BY THE U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092

A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial  
photographs taken 1973. This information not  
field checked. Canadian portion not revised

ROAD CLASSIFICATION

Primary highway, all weather, hard surface  
Secondary highway, all weather, Unimproved road, fair or dry hard surface

Interstate Route U. S. Route State Route



QUADRANGLE LOCATION

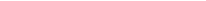
DETROIT, MICH.-ONT.

N4215-W300/7.5

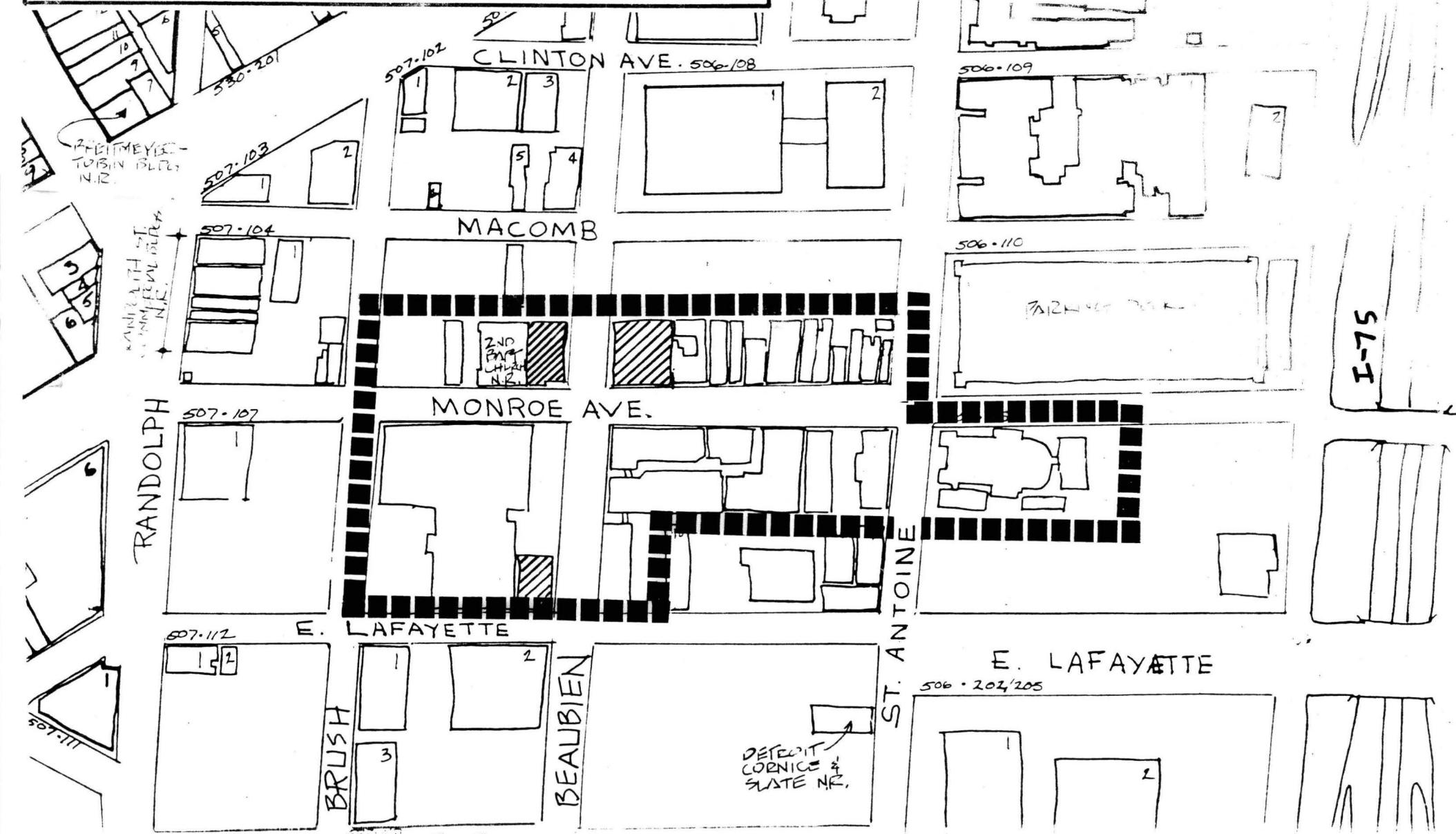
1968  
PHOTOREVISED 1973

AMS 4368 I SE-SERIES V862

GREEKTOWN HISTORIC DISTRICT  
DETROIT, WAYNE CO.

DISTRICT BOUNDARY: 

DISTRICT BOUNDARY:   
NON-CONTRIBUTING BUILDING: 



MICHIGAN DEPARTMENT OF STATE

RICHARD H. AUSTIN

SECRETARY OF STATE



LANSING

MICHIGAN 48918

MICHIGAN HISTORY DIVISION

ADMINISTRATION, PUBLICATIONS  
RESEARCH, AND HISTORIC SITES  
208 N. Capitol Avenue

STATE ARCHIVES  
3405 N. Logan Street

STATE MUSEUM  
208 N. Capitol Avenue

March 4, 1982

Ms. Carol D. Shull, Acting Keeper  
National Register of Historic Places  
National Park Service  
440 G Street, N.W.  
Washington, D.C. 20243

Dear Ms. Shull:

Enclosed are National Register nomination materials for the Greektown Historic District in Detroit, Michigan. I certify that the intent-to-nominate notification requirements have been fulfilled. This property is being submitted for listing in the National Register. All waiver-of-right-to-object forms, notarized statements of objection, and written comments concerning this property submitted to us during the commenting period are enclosed.

Please direct all questions concerning this nomination to Brian D. Conway, Regional Historic Preservation Coordinator (517/373-0510).

Sincerely,

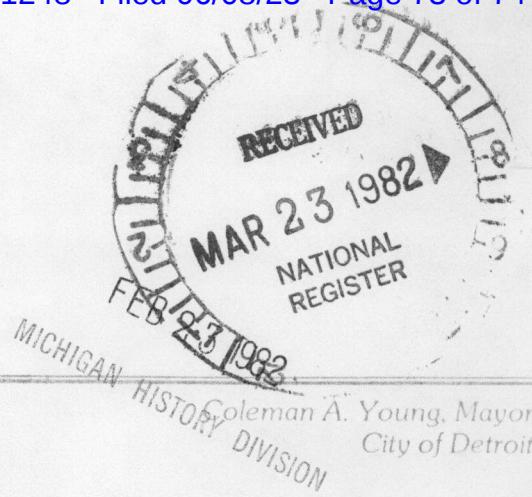
A handwritten signature in cursive ink that reads "Martha M. Bigelow".

Martha M. Bigelow  
Director, Michigan History Division  
and  
State Historic Preservation Officer

MMB/BDC/ROC/s1--

enc.





Community & Economic Development Department  
150 Michigan Avenue  
Detroit, Michigan 48226  
(313) 224-2560

February 22, 1982

Michigan Historic Preservation Review Board  
Michigan History Division  
Michigan Department of State  
208 N. Capitol  
Lansing, Michigan 48918

Gentlemen:

After nine months of research and study the City of Detroit prepared and submitted to the Michigan History Division a complete Greektown District National Register nomination form in February, 1981 (see enclosure). In January, 1982, the City of Detroit was informed that a Greektown District nomination form was being considered by Your Body at its February 24, 1982 meeting that was based upon a different and expanded boundary definition. Upon receipt of the State History Division's prepared nomination form (which they give total credit to being prepared by a City of Detroit representative) and comparison to the City of Detroit's prepared nomination form it became apparent that the State History Division used no new research references but presumed to create an entirely different conclusion as to where the boundary for the proposed Greektown District should be drawn.

The City of Detroit strongly objects to the Michigan History Division of the Michigan Department of State's (SHPO) proposed boundaries of the Greektown historic district, located in Detroit's central business district. The basis for the City's disagreement is that the boundaries as presently proposed are too large, incorporate too many extraneous structures which tend to dilute and distract from the true value of the area in question, and incorporate areas which are not generally recognized or associated by local citizens.

It has been the experience of the City of Detroit that districts which lack cohesive elements and/or are grossly misdrawn, tend to result in the following adverse effects:

1. Citizens question preservation objectives when districts are arbitrarily imposed on them by outside parties that do not respect local customs, traditions, and accepted associations.
2. Citizens, property owners, potential investors, and others tend to ignore areas or districts which are either too heterogeneous or lack a unifying elements. The result is often a failure of preservation objectives.

"Greektown" is the only Greek ethnic area in the United States. It is popularly accepted as the buildings which front on both sides of Monroe Avenue between Beaubien and St. Antoine Avenues. The inclusion of the entire two-block area to the west containing

Michigan Historic Preservation Review Board  
Page Two  
February 22, 1982

the Second Baptist Church (already on the National Register) and the Ferry Seed Company warehouse annex would seriously dilute the concept of a Greektown district by introducing extraneous elements.

These unrelated buildings to the west are more historically related to other ethnic groups; Second Baptist Church (Afro-American), and Ferry Seed (German). There is no longer any evidence of the German or Afro-American ethnic groups in the buildings along Monroe Street.

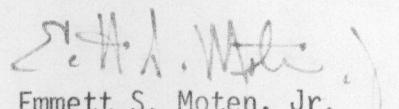
The City of Detroit therefore concludes that if any Greektown historic district is established, it should include only the buildings along Monroe Avenue between Beaubien and St. Antoine, and the St. Mary's Church complex. The City further concludes that since the Second Baptist Church is already on the National Register, the north side of Monroe between Brush and Beaubien need not become a part of any district. The Ferry Seed Company warehouse should be studied further for possible inclusion in a district which would include several other warehouse buildings directly to the south.

The City of Detroit believes that a submittal of a Greektown District nomination form is appropriate without delay.

The City of Detroit therefore requests that Your Body act upon and approve the City of Detroit's nomination, as opposed to the Michigan History Division's. It is our belief that such action will be more sensitive and responsible to the needs and wishes of the people of the City of Detroit.

Sincerely,

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

  
Emmett S. Moten, Jr.  
Director

ESM/TW:d  
Enclosure

cc: Dr. Martha Bigelow